



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

Date: April 5, 2006

To: David Ramsay, City Manager

From: Eric R. Shields, AICP, Planning Director
Stacy Clauson, Associate Planner

Subject: LMJ Enterprises Limited Partnership- Set Hearing Date (File No. VAC05-00003)

RECOMMENDATION:

Adopt a resolution which establishes May 16, 2006 as the public hearing date for the 118th Avenue NE Right-of-Way Vacation.

BACKGROUND DISCUSSION:

LMJ Enterprises Limited Partnership has filed a petition to vacate an 18,128 square foot portion of 118th Avenue NE. The Public Hearing on the proposed street vacation commenced on January 3, 2006. City Council continued the Public Hearing to the February 7 and March 7, 2006 meeting to allow for additional review of the appraisal work to be completed. At the March 7, 2006 meeting, the City Council requested that a new appraisal be completed to provide additional information to Council to consider in their review of the monetary compensation for the area to be vacated. The results of the new appraisal will be available for the May 16th meeting date.

Establishment of a public hearing date by City Council resolution is required by KMC 19.16.060. Since the hearing was not continued to a specific date at the March 7, 2006 meeting, a new hearing date must now be set by resolution.

ATTACHMENTS:

Vicinity Map
Resolution to Set Hearing Date

Lee Johnson Street Vacation

ST

INTERSTATE 405

120TH AVE NE

122ND AVE NE

NE 85TH ST

NE 84TH LN

NE 83RD ST

118TH AVE NE

120TH AVE NE

122ND AVE NE

NE 80TH ST

116TH AVE NE



118th Ave NE

ATTACHMENT 1

VACOS-0003

RESOLUTION R-4567

A RESOLUTION OF THE CITY COUNCIL OF KIRKLAND AND NOTICE OF HEARING FOR THE VACATION OF A PORTION OF THE 118TH AVE NE RIGHT-OF-WAY, (FILE NO. VAC05-00003).

WHEREAS, a petition has been filed with the City of Kirkland signed by the owners of real property representing more than two-thirds of the property abutting upon the hereinafter described portions of 118th Ave NE; and

WHEREAS, it appears that the public interest of the City of Kirkland, Washington, would be served by holding a public hearing to consider the vacation of said portion of 118th Ave NE right-of-way;

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland:

Section 1. That a public hearing be held to consider whether the public interest and general welfare of the City of Kirkland will be served by the vacation of 118th Ave NE right-of-way, situate in Kirkland, King County, Washington, and described in Exhibit A.

Section 2. That said public hearing will be held before the Kirkland City Council in the Kirkland City Hall, 123 Fifth Avenue, on May 16, 2006, at 7:30 pm.

PASSED by majority vote of the Kirkland City Council in open meeting on the _____ day of _____, 20____.

SIGNED IN AUTHENTICATION thereof on the _____ day of _____, 20____.

Mayor

Attest:

City Clerk

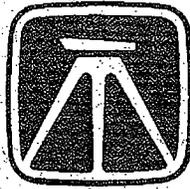


Exhibit A

JIM HART AND ASSOCIATES

220 6TH STREET, KIRKLAND, WA 98033-6335, 425-822-4171 FAX 425-827-3085

05-41
1/3/06

TOTAL ROAD VACATION

LEGAL DESCRIPTION:

THAT PORTION OF 118TH AVE NE (DONALD STREET) AND THAT PORTION OF LOT 15, BLOCK 1, BURKE AND FARRAR'S KIRKLAND ADDITION, DIVISION No. 6, AS RECORDED IN VOLUME 19 OF PLATS, PAGE 68, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 2 OF SAID PLAT; THENCE NORTH 00°15'34" WEST ALONG THE WESTERLY LINE OF LOT 7, LOT 6 AND LOT 5, SAID BLOCK 2 OF SAID PLAT 301.85 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY OF S.R. 405; THENCE SOUTH 47°07'18" WEST ALONG SAID RIGHT OF WAY 119.50 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THAT PORTION OF ABOVE MENTIONED LOT 15 RELINQUISHED TO THE CITY OF KIRKLAND UNDER RECORDING No. 8006200424, BEING A CURVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 45 FEET THE CENTER OF WHICH BEARS SOUTH 72°52'58" EAST, FOR AN ARC LENGTH OF 62.92 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTHERLY 82.5 FEET OF SAID LOT 15; THENCE NORTH 89°44'26" EAST 5.60 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT 15; AND THE WESTERLY MARGIN OF 118TH AVE. NE; THENCE SOUTH 00°15'34" EAST ALONG THE WESTERLY MARGIN OF SAID 118TH AVE. NE 167.50, MORE OR LESS; THENCE NORTH 89°44'26" EAST ALONG THE SOUTHERLY LINE OF LOT 14, BLOCK 1 OF SAID PLAT, PRODUCED EASTERLY 60 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 8, BLOCK 2 AND THE TRUE POINT OF BEGINNING.

CONTAINING 18,128 SQUARE FEET, MORE OR LESS.

SITUATE IN THE CITY OF KIRKLAND, KING COUNTY, WASHINGTON

RECEIVED

JAN - 3 2006

AM _____ PM
PLANNING DEPARTMENT
BY _____

